



OLD VALUES - NEW HORIZONS

## COMMUNITY DEVELOPMENT

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### Planning Board Agenda

September 7, 2016

7:00 pm at the Community Development Department

### Call to Order/Pledge of Allegiance

### Public Hearing

#### **Case 2016-27 Design Review, 90 London Bridge Road (Lots 20-D-1200 & 20-D-300)**

A Design Review Application has been submitted by Edward N. Herbert Assoc., Inc. on behalf of London Bridge North, Inc. The applicant is proposing a 20 lot subdivision with three open space lots for a total of 23 lots. This property is in the Wetland & Watershed Protection District (WWPD), Aquifer, Floodplain and Rural zoning districts. Waivers are requested from Section 601.2.5, 601.3.9 and 602.2.4 of the Subdivision Regulations. The Applicant has submitted the WWPD and Final Subdivision application as well, so once the Design Review has ended the Final public hearing will be scheduled.

#### **Case#2015-26(Lot 17-I-300) Chadwick Place, 98 Range Road, Final Major Site Plan, Watershed, WWPD**

A Major Final Site Plan for 55+ Housing; and Major Watershed/Wetland and Watershed Protection District (WWPD) Special Permit Applications have been submitted Edward N. Herbert Assoc., on behalf of Chadwick Asset Management Land Holdings, LLC for 98 Range Road, a 9.47 acre lot located in the Rural District Zone, Cobbett's Pond and Canobie Lake Overlay Watershed Protection District, and WWPD. The applicant is proposing to construct fifteen (15) single-family, detached housing units for residents ages 55+. A 24' porous private driveway/road is proposed off of Range Road to access the development. The homes are proposed to be served by two (2) onsite wells and onsite leach fields. A 5' walking trail is proposed along the perimeter of the property. A WWPD Special Permit is being requested for the installation of road shoulder work and a portion of the 5' walkway for a permanent disturbance of 11,500 sq. ft. to the WWPD. A total of 7.66 acres or 80% land area is proposed for open space. Waiver has been requested from 603.2.4.15 of the *Site Plan Regulations* to not have exterior elevations plans at a scale of 1"=20'

#### **Case 2015-35 (Lot 18-L-300 & 201) Gateway Park, 55 & 67 Range Road, Final Major Site Plan/Final Housing for Older Persons/Major Watershed Application**

This application has been submitted by The Dubai Group, Inc. on behalf of Angle Wood Pond Realty Trust, Inc. & Duck Pond Realty Trust. This property is in the Professional, Business & Technology (PBT), Residence A and Cobbett's Pond & Canobie Lake Watershed Protection Districts. The Applicant is proposing to develop this 32 acre site into a mixed use development of offices, restaurants, medical facilities, spas and fitness centers, retail, commercial service, Housing for Older Persons and an integrated park.

### Review and Approval of the minutes of August 3, 2016

### Adjournment

Copies of all Planning Board materials are available for review at the Windham Community Development Department.